



Land Development News

County of San Diego
Department of Public Works
January 2010

Lee Shick, DPW Land Development Project Manager

Post-First Review Mandatory Meeting with DPW Plan Review Team

The Department of Public Works (DPW) completed Plan and Map Review Business Process Re-engineering (BPR) to enhance and improve review of plans and maps, and to improve communication between the private development team and the County team throughout the permitting process. As a component of the BPR, industry representatives and County staff discussed solutions to improve communication.

Industry and DPW staff felt a mandatory post-first review meeting was needed to better coordinate plan review efforts early in the process instead of deferring concerns late in the process. Since 2007, DPW has received favorable results on post-first review meetings held between the engineer, the plan review engineer, and the DPW Land Development Manager. As a reminder, the attached set of guidelines outline the Post-First Review Mandatory Meeting process.

Derek Gade, PDCI DPW LUEG Program Manager

New County Design Standard "Trench Resurfacing Type R" (DS22)

With input from the Association of General Contractors (AGC) and Engineering and General Contractors Association (EGCA), DPW has added a new Design Standard entitled "DS-22 – Trench Resurfacing Type R". This detail was added to provide improved clarity on the County's requirements for engineers, developers, public and private utilities, and right of way contractors. This detail intends to provide a more uniform trench repair with improved performance. To minimize disruption to the community with trench plates or cold mix paving, this detail also requires time-certain placement of the final cap. Previous standards related to Regional Standard Drawings (RSD) G-24 trench resurfacing. RSD G-24A is still allowed for work in the County's right of way; however, G-24B has not been allowed for more than two years. DPW will be distributing DS-22 detail to spread the word and encourage use. We expect more universal use of this new standard as time goes on. We encourage Industry to consider this new detail when preparing plans where there are utility cuts into existing roads. DPW will likely fully transition to the new DS-22 trench repair detail and eliminate the G-24A detail in the future, but until then, both details are allowable. We will inform Industry when we make the full transition to the new trench repair detail. A copy of the new G-22 trench repair detail is attached. If you have any questions, please feel free to contact Private Development Construction Inspection at (858) 694-3165 or at grading@sdcountry.ca.gov.

Miles Safa, DPW Watershed Protection Program

County to Add a New Category to List of Priority Development Projects (PDP)

Watershed Protection Program staff has updated the County's Watershed Protection Ordinance (WPO) and Standard Urban Storm Water Mitigation Plan (SUSMP) to add an



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additional category to the list of Priority Development Projects (PDPs). The additional category is "all other pollutant generating projects that result in the disturbance of one acre or more of land" and is required by the Regional Water Quality Control Board Stormwater Permit. This change is effective January 24, 2010.

Stormwater Permit (located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf, see page 17) currently defines PDPs as projects that are:

- a) All new Development Projects which fall under the project categories or locations listed in section D.1.d.(2), and
- b) Those redevelopment projects that create, add or replace at least 5,000 square feet of impervious surfaces on an already developed site that falls under the project categories or locations listed in section D.1.d.(2). (See the list of PDPs at the end of this article.)

The Stormwater Permit defines the new category as, "all other pollutant generating Development Projects that result in the disturbance of one acre or more of land." A footnote in the Permit states Pollutant Generating Development Projects are those projects that generate pollutants at levels greater than background levels but the permit does not define what background levels are. County staff defines "background levels" as site conditions before the proposed project is implemented. For more information please see County's WPO/SUSMP website located at:

<http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html>

Brief descriptions of PDP categories are:

- a. Residential development of 10 units or more;
- b. Commercial developments with a land area for development of greater than 1 acre;
- c. Heavy industry development greater than 1 acre;
- d. Automotive repair shops;
- e. Restaurants;
- f. Hillside development greater than 5,000 square feet;
- g. Projects within, adjacent to or discharging directly to receiving waters within Environmental Sensitive Areas, that create 2,500 square feet or more of impervious surface or increase the area of imperviousness to 10% or more of its naturally occurring condition;
- h. Parking Lots 5,000 square feet or more impervious surface or with 15 parking spaces or more and potentially exposed to urban runoff;
- i. Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater;
- j. Retail gasoline outlets 5,000 square feet or more or with a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.
- k. All other pollutant generating Development Projects that result in the disturbance of one acre or more of land.